HPK/2011/0064
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15 FEB 2011

APPLICATION TO INSTALL A NEW ACCESS ROAD STORTH MEADOW FARM, HIGH LANE, GLOSSOP



DESIGN AND ACCESS STATEMENT
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Undertaken on behalf of: Derbyshire County Council (Environmental Services – Rights of Way)

Date: January 2011

APPLICATION TO INSTALL A NEW ACCESS ROAD AT STORTH MEADOW FARM, HIGH LANE, GLOSSOP

1.0 BACKGROUND

1.1 This planning application is being submitted by Derbyshire County Council on behalf of the owner of Storth Meadow Farm, Mrs D Kennedy.

1.2 The application is for the installation of a new access road which will become the new vehicular entrance to Storth Meadow Farm with the existing access being blocked up. This will provide Storth Meadow Farm with an access which has much improved visibility and overall will provide significant benefits for the public, both pedestrians and vehicular users in their use of High Lane.

1.3 Derbyshire County Council are acting as applicant in this case as the access road is to be constructed by them in lieu of the owner of Storth Meadow Farm allowing a new section of Pennine Bridleway National Trail to be created on her land and for allowing a strip of land to be used to improve visibility for a new bridleway crossing on High Lane.

1.4 The construction of the bridleway itself will, along with adjoining bridleway sections, be the subject of a separate planning application which will be submitted to the appropriate authority in due course.

2.0 CURRENT ACCESS AT STORTH MEADOW FARM

2.1 The current access at Storth Meadow Farm consists of a short driveway which exits onto High Lane on a sharp bend.

2.2 Visibility is poor in both directions and the lane is narrow with no pavement or verge for pedestrians. This makes entering and exiting the property difficult for the property owner and their visitors as well as affecting other users of High Lane.

2.3 Although there are no recorded accidents for the period of 5 years prior to August 2010, this can be a particularly busy stretch of road which is often used as a cut through and hence is well used at certain times of day.

2.4 Any improvement in terms of visibility and vehicular access along this stretch of High Lane would benefit members of the public using High Lane as well as the residents of the property.

3.0 PROPOSED NEW ACCESS ROAD

3.1 The proposed new access is shown on the enclosed plan titled New Access Road, Storth Meadow Farm, Simmondley (4367L-11/004A) at 1:500.

3.2 The proposed new access will be constructed entirely on land owned by Storth Meadow Farm. The land adjoins Storth Meadow Farm and is currently down to grass.

3.3 The new access will link the rear of the existing driveway to High Lane by means of a semi-circle exiting onto the road approximately 55 metres further west than the existing access.

3.4 The new access will not only be away from the sharp bend referred to in section 2.1, but will benefit from improved visibility in both directions from improvements that are being carried out in connection with the Pennine Bridleway crossing. A dry stone wall to the north of the road is being moved back and a new verge installed. The new verge will make pedestrian use of High Lane much safer which will be particularly advantageous for those approaching the new bridleway.

3.5 The surface of the track will consist of either compacted stone or tarmac and will be 3 metres in width. Approval for the choice of surface will be sought from HPBC planners prior to construction and in consultation with the owner of Storth Meadow Farm. In any case, care will be taken to use local materials where appropriate to ensure that the new access road blends in with the local environment.

3.6 The existing access to Storth Meadow Farm will be blocked off completely for vehicular access by means of a 1 metre high dry stone wall. A 1 metre gap to allow pedestrian access through this wall will allow access for the existing public footpath and for private access to/from Storth Meadow Farm. The wall will prevent vehicles on the road using the existing Storth Meadow Farm access (which is on a sharp bend) as a turning area.

4.0 ENVIRONMENTAL CONSIDERATIONS

4.1 Landscape Considerations

4.1.1 The location of the new access track is just outside the boundary of the Peak District National Park Authority and falls within the Green Belt and Special Landscape Areas identified in the Local Plan. As such, care has been taken to keep the impact of this improvement to a minimum and to use appropriate materials and designs to allow the new access road and associated works for the visibility splay to blend in with the landscape.

4.1.2 The drystone wall which is to be moved and rebuilt will be done using existing stone where possible. Since the existing wall is in fairly poor condition in parts, it will be necessary to import some stone but this will be sourced locally and chosen to blend in with existing materials. Likewise, stone for the new section of wall to block the existing access will be sourced in a similar way.

4.1.3 As already referred to in section 3.5, materials for the new access road surface will be sourced locally where appropriate to allow the new road to have a minimal impact on the local area.

4.1.4 Where earth is disturbed, for example at the edges of the new access road, new banking and edging will be rolled and seeded to allow the new works to blend in as quickly as possible.

4.2 Archaeological Considerations

4.2.1 The local plan does not identify any areas of archaeological interest within the area for which planning consent is sought.

4.3 Ecological Considerations

4.3.1 The local plan does not identify any specific areas of ecological interest within the area for which planning consent is sought.

4.3.2 A tree survey[1] was commissioned by Derbyshire County Council (ref) to examine several areas of work being proposed in connection with the Pennine Bridleway National Trail including this proposed new access. Three small ornamental shrubs will need to be removed as a result of the new access. Apart from this, the report concluded that 'the new access proposed to serve Storth Meadow Farm appears sufficiently distant as to have no arboricultural implications'.

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[1] Booth, J.A. (2010). Arboricultural Survey Report and Generic Method Statement. Storth Meadow Farm, Simmondley. Sylvanus Arboricultural Consultants.

5.0 CONSTRUCTION AND MAINTENANCE

5.1 Construction is envisaged for 2011/12 although this is subject to available funding. The work will be financed by the funders of the Pennine Bridleway National Trail, Natural England.

5.2 The construction work will be put out to tender with the dry stone walling likely to be put out as a separate contract for a specialist contractor.

5.3 Any storage areas required during construction will be of a temporary nature and will be accommodated within Storth Meadow Farm land.

5.4 Close monitoring of the contract will take place to ensure that all aspects of the project are carried out as agreed and experts will be called upon should the need should arise.

6.0 SUBSEQUENT CONSTRUCTION OF THE PENNINE BRIDLEWAY NATIONAL TRAIL AT STORTH MEADOW FARM

6.1 As mentioned in section 1.4, a separate planning application will be submitted for the construction of the actual Pennine Bridleway National Trail on the far western boundary of Storth Meadow Farm land. This application will also include adjacent sections to the north of Storth Meadow Farm land owned by adjacent owners.

6.2 It is hoped that the construction of this section along with the equestrian crossing on High Lane and the 3 kilometres of new bridleway to the south of High Lane (for which creation agreements have already been secured) will take place in the near future as funding allows.